



DEPARTMENT OF PLANNING AND ZONING
MARSHA MCLAUGHLIN, DIRECTOR

TECHNICAL STAFF REPORT

Planning Board Meeting of March 7, 2013

Case No./Petitioner: SDP-73-023c/Clover Acquisitions LLC c/o The Howard Hughes Corporation

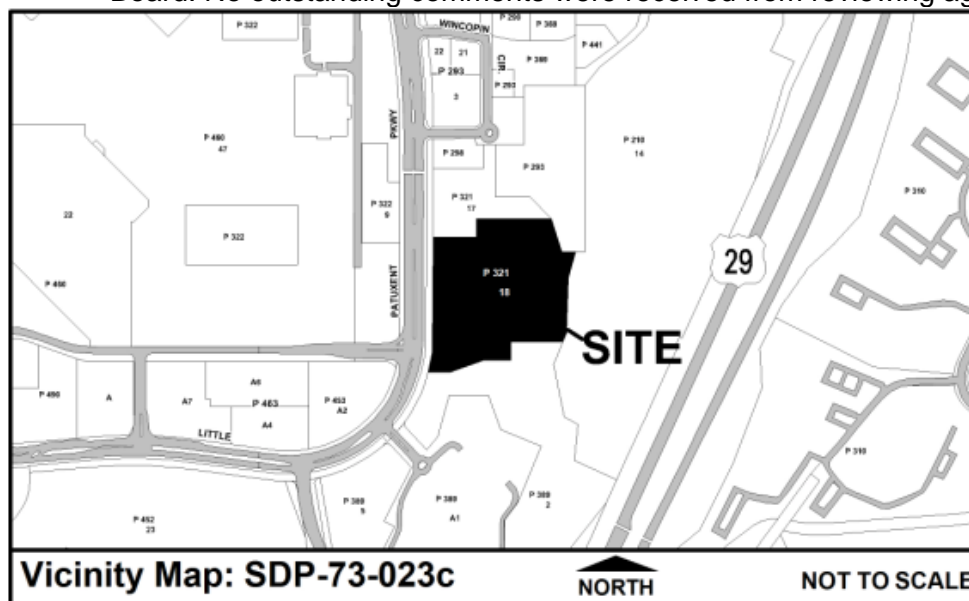
Project Name: The Rouse Building Renovation for Whole Foods

Subject: SDP-73-023c, Columbia, Town Center, Section 1, "The Rouse Building Renovation", 10275 Little Patuxent Parkway, Tax Map 36, Grid 2, Parcel 321, Lot 18, Fifth Election District of Howard County.

Request: The request is for approval of a "Red-Line Revision" to the site development plan to allow a change in use and exterior site alterations to the existing office building to incorporate office, health club, and grocery merchant uses in accordance with Section 125.G.2 of the Howard County Zoning Regulations. The request is also for approval of a revision to the site development plan to allow proposed parking to extend into the 10 foot parking setback up to 10 feet in accordance with Section 125.G.4 of the Howard County Zoning Regulations. The subject property is zoned New Town – Employment Center – Commercial and is part of the Columbia, Town Center, Section 1 subdivision and is subject to FDP-4-A-V and FDP-95-A-II.

Location: The subject lot is located at the east side of Little Patuxent Parkway adjacent to Lake Kittamaqundi, approximately 460 feet south of Wincopin Circle in Columbia, Maryland.

DPZ Recommendation: The Department of Planning and Zoning recommends that the Planning Board approve the proposed revisions to the site development plan and proposed parking setback adjustment subject to compliance with any comments from the Planning Board. No outstanding comments were received from reviewing agencies.



Vicinal Properties:

The subject Lot 18 is surrounded by New Town – Employment Center – Commercial to the north (Parcel 321, Lot 17) per FDP-4-A-V and is improved with a parking lot, New Town Open Space Credited to the northeast (Parcel 293, Lot 7) per FDP-4-A-V and is improved with a promenade for Lake Kittamaqundi waterfront, New Town Open Space Credited to the east (Parcel 210, Lot 14) per FDP-23 and is improved with Lake Kittamaqundi, New Town Open Space Credited to the south (Parcel 389, Lot 2) per FDP-139-A-III and is improved with a pathway, and Little Patuxent Parkway a Public County Road with a 114 foot right-of-way to the west.

Existing Site Description:

The subject lot is 7.504 acres in size and is improved with a four story 133,380 square foot office building. The building has two existing entrances along the southern and western elevations with two respective parking lots consisting of a total of 454 parking spaces. The subject lot has two points of vehicular access from Little Patuxent Parkway; a private access road entirely within the southern portion of the lot indicated as the Rouse Entrance on the Department of Public Works Capital Project T-6-7003 intersection modification plan, and a private shared access road encumbered by an existing ingress and egress easement (C.M.P. 678, F. 332) that bisects the northern New Town – Employment Center – Commercial property line.

FDP-4-A-V was recorded in the Land Records of Howard County on February 11, 2002.

FDP-95-A-II was recorded in the Land Records of Howard County on March 21, 1978.

Legal Notice:

The subject property was properly posted with one (1) Planning Board meeting poster with the date, time and place of the Planning Board meeting for 15 days prior to this meeting. The poster was placed at the northern entrance to the site, perpendicular to Little Patuxent Parkway.

Proposed Improvements:

The petitioner is proposing alterations to the existing Rouse building and site in order to accommodate a new grocery merchant, health club, and existing office use. The petitioner is proposing to renovate the second and third stories to create a one story 46,720 square foot space for a grocery merchant (Whole Foods), with the remaining first and fourth stories as a 19,008 square foot office and a 28,385 square foot health club. There is no building addition or additional square footage proposed for the site. The petitioner is also proposing to reconfigure the southern and western internal parking lots from a north-to-south orientation to an east-to-west orientation consisting of a total of 356 parking spaces. A shared parking analysis based on the proposed uses was approved by the Department of Planning and Zoning with the revision of the Site Development Plan. The reconfigured parking lot also includes 10 parking spaces that encroach up to 10 feet within the 10 foot parking setback from adjoining lots, which must be approved by the Planning Board in accordance with Section 125.G.4.d of the Zoning Regulations.

The exterior building alterations consist of a proposed loading dock, handicap ramp, and entrance along the southern elevation, and a proposed dual entrance and separate dual exit with removal of the porte-cochere along the western elevation. Other substantial exterior site alterations include; proposed landscaping within the parking lot islands, proposed landscaping along the buildings western side, and proposed landscaping at the southern entrance; reconfiguration of the traffic flow from the northern access road into the western parking lot; proposed sidewalks along the southern and northern access roads; and, a proposed canopy above the pedestrian walkway along a portion of the eastern edge of the upper parking lot.

Engineering Improvements:

Stormwater Management for this project will be met using the Stormwater Management Act of 2007 providing environmental site design (ESD) to the maximum extent practicable (MEP). The site meets the redevelopment criteria and therefore will treat 50% of the existing impervious area for water quality within Micro-bioretenion facilities within the parking islands.

A Traffic Study was approved by Howard County and a signal at the entrance of the Whole Foods shall be provided on Little Patuxent Parkway.

FDP Development Criteria Requirements:

The proposed "Red-Line Revision" to the existing Site Development Plan is in compliance with all applicable requirements of FDP-4-A-V and FDP-95-A-II as follows, except the parking setback adjustment:

❖ **Setback Requirement (Criteria Item 6 & Criteria Item 6C-1):**

No structure shall be located within 50 feet of the right-of-way line nor within 50 feet of a public road owned and/or maintained by the County or State for any building permitted with the B-1, S-C, or M-1 use type areas. No structure shall be located within 30 feet of a right-of-way of any public street, road or highway. There is no structure addition or additional square footage proposed with this revision of the site development plan.

No parking shall be located within 10 feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. The revision to the site development plan proposes 10 parking spaces along the northern property line adjacent to Lot 17 that encroach up to 10 feet within the 10 foot parking setback.

❖ **Permitted Uses (Criteria Item 7):**

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the uses permitted in the B-1 zoning district. The proposed building uses are in compliance with this criterion.

❖ **Height Limitations (Criteria Item 8):**

No height limitation is imposed upon structures constructed within these Final Development Plan Phases.

❖ **Parking Requirements (Criteria Item 9):**

Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by these Final Development Plan Phases which are devoted to office uses. Since the relevant FDP's do not address parking requirements for grocery merchant uses and health club uses, a shared parking analysis in accordance with the Downtown Revitalization Parking Requirements as noted in Section 133.E.3 of the Zoning Regulations was used. The project requires 353 parking spaces, and a total of 356 parking spaces will be provided. Therefore, based on the shared parking analysis, the project remains compliant with the parking requirements.

❖ **Coverage Requirements (Criteria Item 12):**

No coverage requirement is imposed upon land within these Final Development Plan Phases devoted to Commercial Land uses.

Evaluation:

In accordance with Section 125.G.4.d of the Zoning Regulations, the Planning Board must evaluate the acceptability of the proposed parking setback based on the following criteria:

1. **The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.**

The placement of the parking spaces within the 10 foot parking setback will not have a detrimental impact to the public welfare or impair the use of the adjacent property. At present, seven (7) spaces on adjoining Lot 17 exist within the 10 foot parking setback. Seven (7) of the proposed 10 parking spaces on the subject property that are within the 10 foot parking setback will adjoin the existing seven spaces on adjacent Lot 17 that are within the 10 parking setback. With a shared common access for Lot 17 and Lot 18 off of Little Patuxent Parkway, the general public is unaware of the location of the adjoining property line. Consequently, the essential character of the neighborhood and district will not be altered.

2. **The adjustment is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or results in better design than would be allowed by strict compliance with the development criteria.**

Adhering to the setback regulation is possible; however, the proposed parking spaces would be lost which would reduce the total parking provided, reducing it below the required parking needed per the shared parking analysis. Providing the proposed parking spaces elsewhere onsite is not practical or possible due to the existing site layout and topography. However, the proposed configuration will improve the immediate traffic flow for both Lot 18 and adjoining Lot 17, and provide improved access for the adjacent tenants to the proposed grocery merchant.

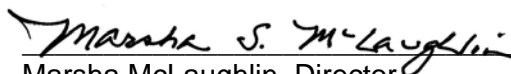
Recommendation:

Based on the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the proposed "Redline Revision" for exterior site alterations, and requested setback adjustment to allow a reduction to the 10 foot parking setback to zero feet as requested by the petitioner.

SRC Action:

The Subdivision Review Committee (SRC) has determined this "Redline Revision" may be approved subject to minor comments from the Development Engineering Division and Division of Land Development.

The redline revision Site Development Plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday – Friday, 8:00AM to 5:00PM.


Marsha McLaughlin, Director
Department of Planning and Zoning

2/21/13
Date

MMcL/KS/jb

ACRONYMS

- CIP - CAPITAL IMPROVEMENT PROJECT
CO - COUNTY
EOP - EDGE OF PAVING
EX - EXISTING
ELEV - ELEVATION
PROP. - PROPOSED
S.F. - SQUARE FEET
TYP. - TYPICAL

TOTAL ON-SITE <25% STEEP SLOPES AREA =56438± S.F.
TOTAL OFF-SITE <25% STEEP SLOPES AREA =87621± S.F.

LITTLE PATUXENT PARKWAY (PUBLIC COUNTY ROAD, 114' R/W)

VEHICULAR INGRESS & EGRESS TO LITTLE PATUXENT PARKWAY WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY OFFICE OF PLANNING & ZONING

LEGEND

- PROPERTY BOUNDARY
EX. RIGHT OF WAY
ADJACENT PROPERTY BOUNDARY
EX. EASEMENT
EX. ROADS AND WALKS
EX. MAJOR CONTOURS
EX. MINOR CONTOURS
EX. BUILDING
EX. TREE
EX. GROUP LIGHT
EX. STORM DRAIN
EX. SANITARY SEWER
EX. WATER
EX. UNDERGROUND ELECTRIC
A-1 AREA=1234 SF STEEP SLOPE GREATER THAN 25%

TOTAL EX. PARKING = 460

HOWARD HUGHES
PARCEL 321 LOT 17
ZONED: NEW TOWN

EX. STRUCTURE TO
REMAIN BUILT IN 1970'S
BUILDING
EX. 1ST FLOOR ELEV. = 315.02'
PROP. 2ND FLOOR ELEV. = 330.26'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. _____, EXPIRATION DATE: _____.

CONTRACT NUMBERS:
EX. WATER: 167-W
EX. SEWER: C-2485-D-S, 2485-D-W&S

Date

Professional Engr. No.

THE ROUSE BUILDING
RENOVATION

OWNER/DEVELOPER:
CLOVER ACQUISITIONS LLC
C/O THE HOWARD HUGHES CORPORATION
P.O. BOX 833 COLUMBIA, MD 21044-0833

DMW

DAFT MCCUNE WALKER INC

200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS,
SURVEYORS & ENVIRONMENTAL PROFESSIONALS

AREA
TAX MAP 36 GRID 2 PART OF PARCEL 321, LOT 18
ELECTION DISTRICT 5TH ZONE NT
TITLE
EXISTING CONDITIONS

Des. By	GDT/MCB	Scale	1"=40'	Proj. No.	11133.A
Dwn. By	RLV	Date	2/13/13	2 of 21	
Chk. By	GDT/MCB	Approved			

SDP 73-23C



A:\11133\11133.A0\ENGR\CAO FILES\WORK\20A\11133_ILLUSTRATIVE_BASE.DWG F:\ Feb 15, 2013



Legend

- Existing Shade Tree
- Existing Evergreen Tree
- Proposed Shade Tree
- Proposed Evergreen Tree
- Proposed Ornamental Tree

APPROVED PLANNING BOARD OF HOWARD COUNTY	
DATE	
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING	
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
DIRECTOR	DATE
11-28-12	REPLACES ALL SHEETS OF ORIGINAL SDP 73-23C
Date	No.
Revision Description	
REVISED SDP	
THE ROUSE BUILDING RENOVATION	
OWNER/DEVELOPER:	
CLOVER ACQUISITIONS LLC	
C/O THE HOWARD HUGHES CORPORATION	
P.O. BOX 833 COLUMBIA, MD 21044-0833	
DMW	
DAFT MCCUNE WALKER INC	
200 EAST PENNSYLVANIA TOWSON, MD 21286	
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM	
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS	
AREA	
TAX MAP 36 GRID 2 PART OF PARCEL 321, LOT 18	
ELECTION DISTRICT 5TH ZONE NT	
TITLE	
ILLUSTRATIVE PLAN	
Des. By	HWA
Scale	1"=30'
Proj. No.	11133.A
Dm. By	ZL
Date	2/15/13
Chk. By	HWA
Approved	

CONTRACT NUMBERS:
EX. WATER: 167-W
EX. SEWER: C-2485-D-S, 2485-D-W&S

Date
Professional Engr. No.

PROFESSIONAL CERTIFICATION

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